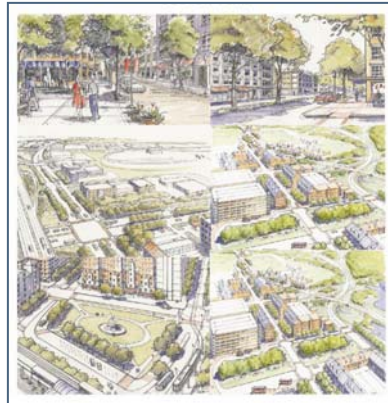


# **Smart Growth Initiative Implementation Advisory Group**

## **Vision and Planning Concepts Discussion**



**February 17, 2010 7:00 PM**

# Outline

- I. Background on EYA
- II. EYA's Role in the CSP Development
- III. Planning Framework
- IV. Sector Plan Vision
- V. Sector Plan Goals
- VI. Smart Growth Principles
- VII. Smart Growth Initiative Objectives
- VIII. Planning Concepts / Vision
- IX. Advisory Group Discussion

# Vision & Planning Concepts Discussion

## I. Background on EYA

- 17 year history in smart growth development
- Experience in large scale urban mixed-use planning and development
  - Fallsgrove – 250 acres
  - Park Potomac – 50 acres
  - National Park Seminary – 30 acres
  - Capitol Quarter – 33 acres
- “Life within Walking Distance”

# Vision & Planning Concepts Discussion

## II. EYA's Role in the CSP Development

- Past – Extensive role in history and development of sector plan
  - Casey 6 & 7
  - Unsolicited proposal on Service Park (CSP)
- Current – Selected as master planner of CSP
  - Masterplan entire 90 acres
  - Seek site plan on 40 acres of Metro North
  - Develop 338 market rate townhomes and 600 multi-family units and retail

# Vision & Planning Concepts Discussion

## III. Planning Framework

- Shady Grove Sector Plan
- Smart Growth Principles
- Smart Growth Initiative Objectives
- Advisory Group and Community Input

# Vision & Planning Concepts Discussion

## IV. Sector Plan Vision

- Mixed-Use community – with residential focus
- Mix of housing types to serve diverse population
- Variety of community serving retail – not major retail center
- Enhancement to Derwood community – metro access, amenities compatibility
- Pedestrian oriented – network of bikeways / sidewalks
- Green community – parks / urban open spaces / streetscape

# Vision & Planning Concepts Discussion

## V. Sector Plan Goals

- Balance of higher density housing with Derwood
- Preservation of Ag Preserve through TDR's
- Organization of development by defined / attractive neighborhoods
- Civic uses and public open space
- Open spaces and streetscape design create place and transit use
- Staging to balance development with capacity

# Vision & Planning Concepts Discussion

## VI. Smart Growth Principles

- Location
  - Appropriate for growth
  - Accessible to public transportation
- The three D's
  - Density
  - Design
  - Diversity of use
- Transportation / Mobility / Accessibility
  - Alternatives to single occupancy vehicle trips
  - Pedestrian orientation
- Environment
  - Mitigate negative impacts to open space, water and air quality
- Community assets
  - Positive economic impacts
  - Public amenities
  - Affordable housing
  - Improvements to quality of life



# Vision & Planning Concepts Discussion

## VII. Smart Growth Initiative Objectives

- Meets sector plan goals
- Maximizes housing opportunities
  - Market
  - MPDU's
  - Workforce
- Model for green development
- Economically viable
  - Buildable today
  - Reasonable absorption
  - Generates sufficient value
- Schedule to coincide with relocation

# Vision & Planning Concepts Discussion

## VIII. Planning Concepts / Vision

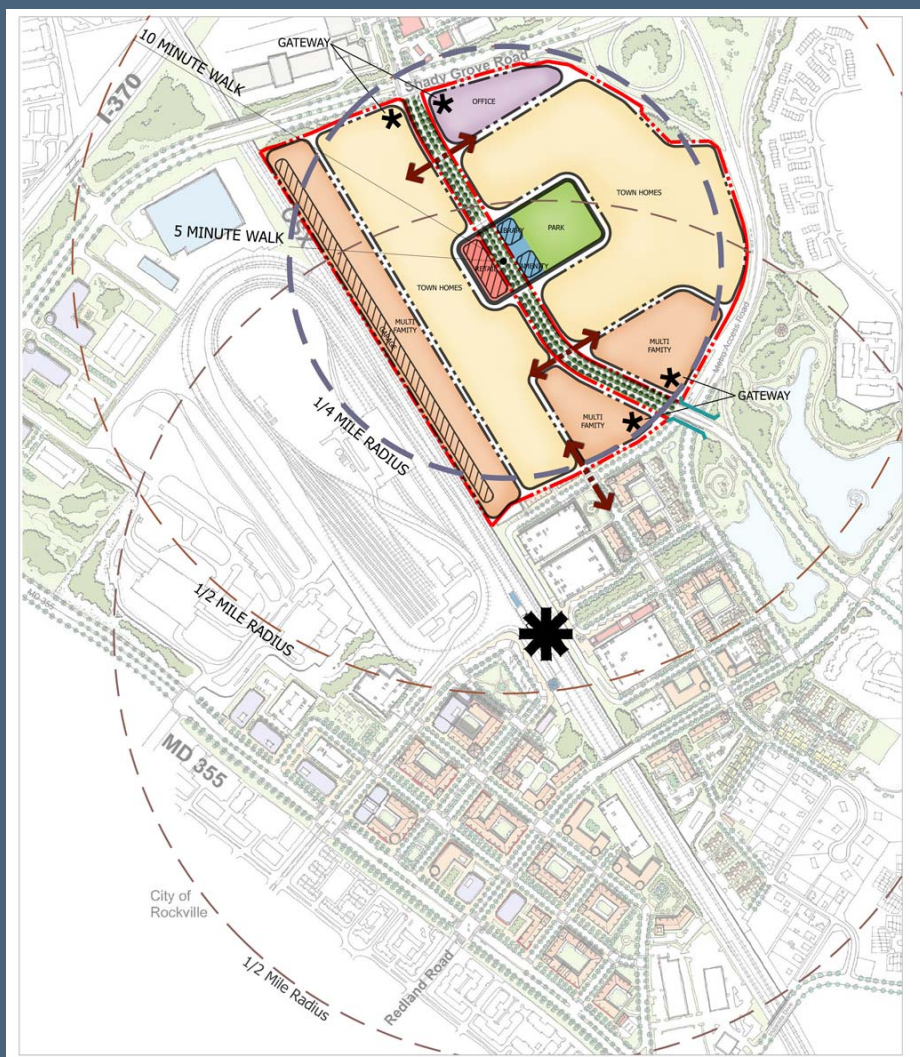
- Mixed use community – with residential focus
- Maximum density
  - 2240 residential units mix of housing types townhomes and multi-family
  - 130,000 sq ft office
  - 40,000 sq ft retail
- Create a traditional town pattern of interconnected streets
  - Pedestrian friendly – short blocks
  - Street oriented buildings
  - Improved metro access
- Create a sense of place
  - Village center – neighborhood retail, civic uses public open space
  - Strong streetscapes
  - Urban architectural character

# Vision & Planning Concepts Discussion

## VIII. Planning Concepts / Vision (continued)

- Variety of open spaces
  - Large active public park
  - Smaller urban parks organizing neighborhoods
  - Garden theme – “the shady grove”
- Public amenities
  - Library
  - Public art
- Model of green design
  - Low impact development
  - LEED certification
- Site specific elements
  - Character of Crabbs Branch
  - Linkage to WMATA site
  - Buffering of trash transfer station
  - Transition between metro and existing community

# Land Use Diagram

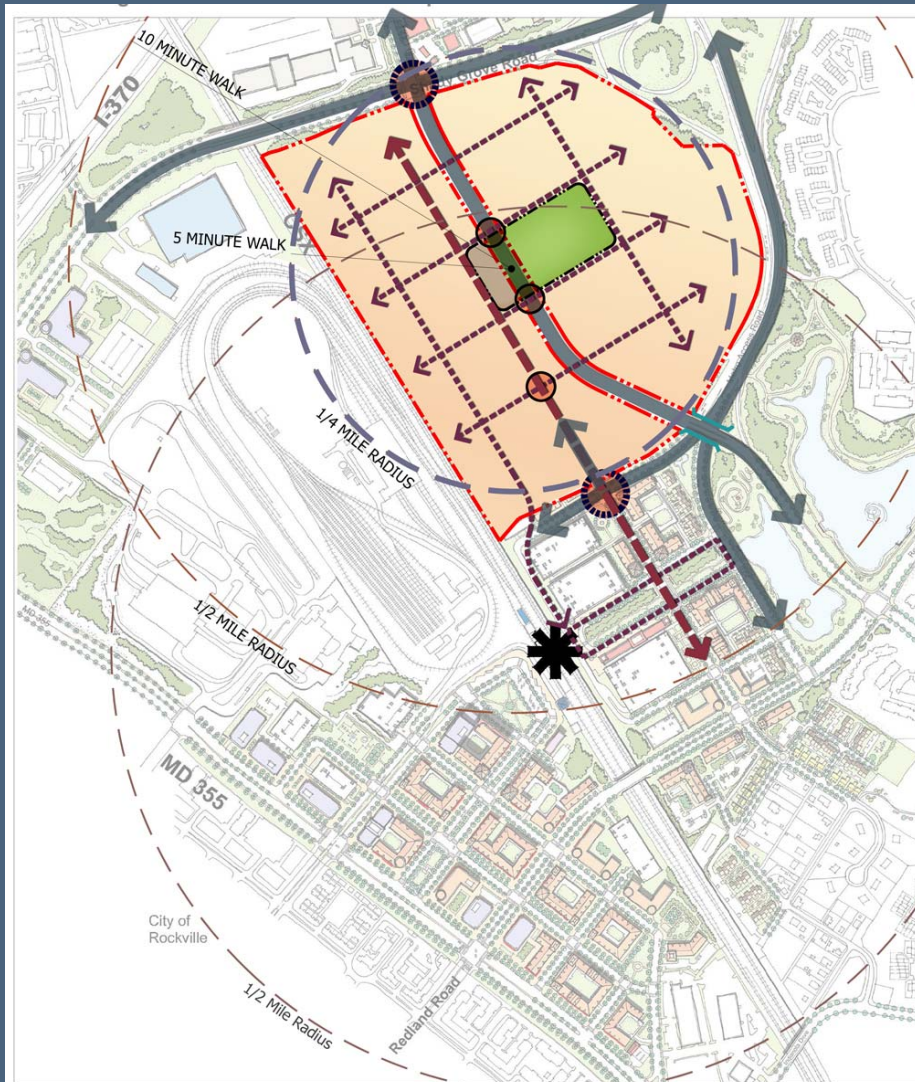




\* Transit Center/Metro Center

## LEGEND

PUBLIC AMENITY	MF
OFFICE	TOWNHOMES
RETAIL	

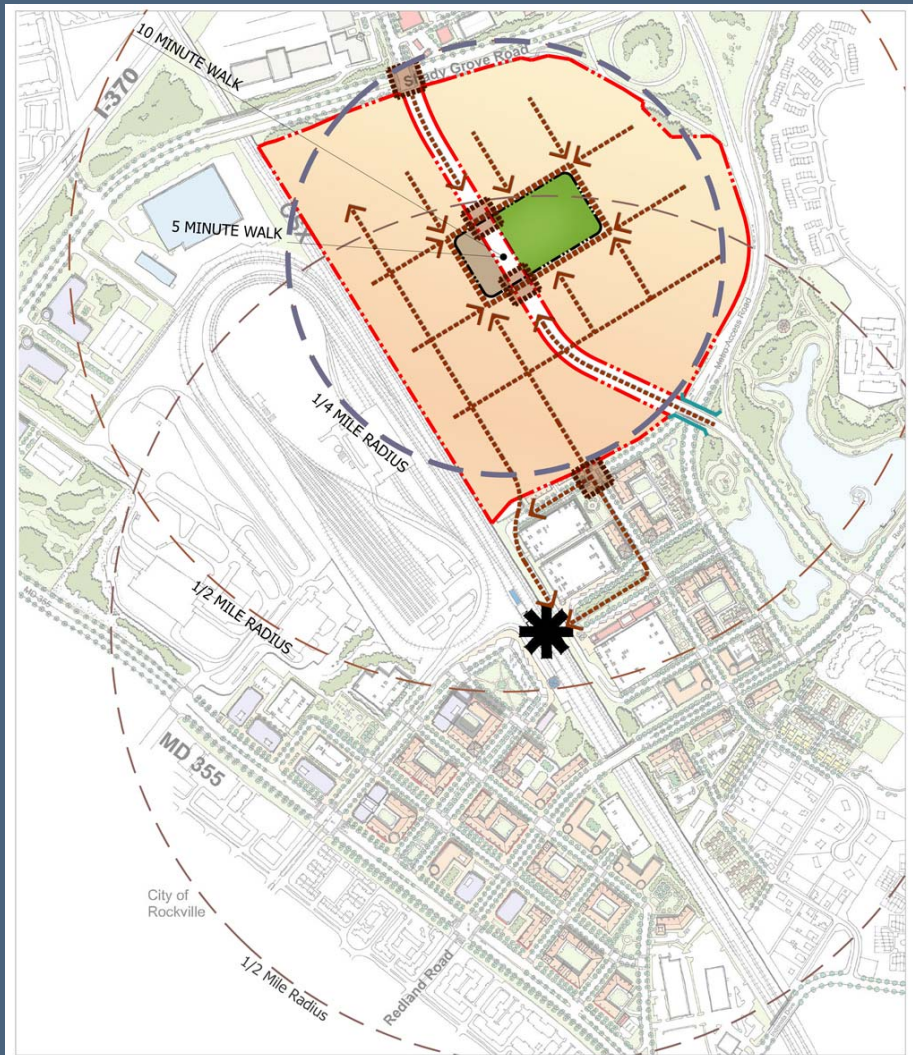
# Traffic Circulation






-  Transit Center/Metro Center
-  Major Intersection and Gateway

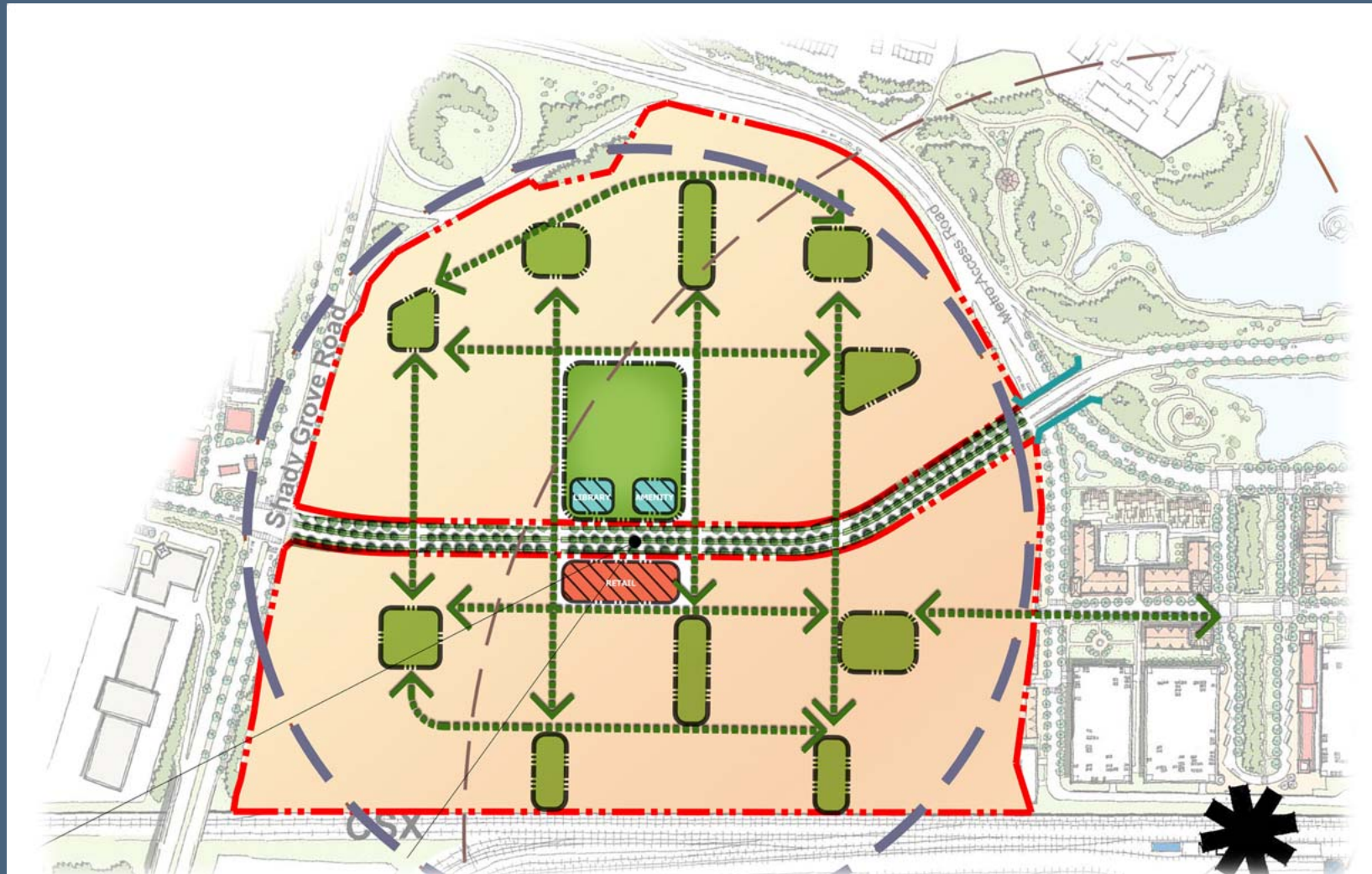


# Pedestrian Link



-  Transit Center/Metro Center
-  Pedestrian Crossing Improvements and Traffic Calming
-  Pedestrian Link

# Open Space Diagram



# Vision & Planning Concepts Discussion

## IX. Advisory Group Discussion

- Questions
- Thoughts
- Concerns
- Suggestions